

Exhibit “A”

LICENSE AGREEMENT

This License Agreement is made _____, 2006, between _____ hereinafter “Licensor”), whose address is _____, and the City of Tipp City, Ohio (hereinafter “Licensee”), under the following circumstances:

- A. Licensor is the owner of real property located at _____, Tipp City, Ohio (hereinafter the “Property”).
- B. Licensor desires to demolish one or more existing structures on the Property, and Licensor plans to apply to Licensee for a permit to conduct said demolition.
- C. In order to correct or eliminate any unsafe condition or conditions at the demolition site, Licensee desires to obtain a license from Licensor to enter the Property before, during, and after the demolition.
- D. Licensor, by execution of this document, hereby grants to Licensee a license to enter the Property located at _____, Tipp City, Ohio 45371 on the terms and conditions provided below.

NOW, THEREFORE, the parties agree as follows:

- 1. Licensor grants Licensee a license to enter the Property from and after the date of this Agreement, subject to the terms and provisions of this Agreement, to correct or eliminate any unsafe condition or conditions at the demolition site that Licensee deems necessary or appropriate to correct or eliminate. at the demolition site. Said license to enter shall be for the period prior to; during; or after the demolition;
- 2. Licensor agrees that Licensee has the sole right to determine the existence of any unsafe condition or conditions at the demolition site;
- 3. Licensor agrees to indemnify Licensee from and against all costs incurred by Licensee to correct or eliminate any unsafe condition or conditions that Licensee deems necessary or appropriate to correct or eliminate at the demolition site.
- 4. Licensor agrees that said indemnification may be imposed upon the Contractor Maintenance Deposit or by any other manner allowed by law and as directed by the City Manager.

SIGNED as of the date first written above.

Licensor

Licensee
David A. Collinsworth
City Manager
City of Tipp City